

Notice of Public Hearing



CITY OF
ISSAQUAH
WASHINGTON

Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 DSD@issaquahwa.gov

Project Name: Gateway Senior Apartments

Review Body: Development Commission

Time: Wednesday, February 3, 2016, 7:00 pm

Place: City Council Chambers, City Hall South
135 E. Sunset Way

PROJECT INFORMATION

File Number(s): SDP15-00005

Project Description: New construction of a 146-unit 5-story senior apartment building on 6.09 acres. The site includes approximately 1.8 acres of creek and wetland buffers, reducing the developable area to 4.11 acres. The project includes a community garden, dog run and outdoor seating area for the residents. The project proposes 78 parking spaces for residents and 32 spaces for employees. (See Attachment A, Site Plan)

Project Location: 2450 Newport Way NW and contiguous vacant lot north on the north (See Attachment B, Vicinity Map)

Size of Subject Area in Acres: 6.09 **Sq. Ft.:** 265,2890

Applicant: Derrick Overbay, VIA Architecture

Decision Maker: Development Commission (Level 3 Review)

Required City Permits: Site Development Permit, Administrative Adjustment of Standards, SEPA

Required City Permits, Not Part of this Application: Building Permit, Site Work Permit, Landscape Permit

Required Studies: Technical Information Report (TIR); Critical Areas; Archeological and Historic Resource; Traffic, Tree Retentn.

Existing Environmental Documents Relevant to this Application: Environmental Checklist, Geotechnical, Critical Areas Report, Preliminary Stormwater Report, Traffic Impact Analysis

PUBLIC HEARING INFORMATION

The application, with full size plans, is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Comments will be accepted up to and during the Public Hearing. Written comments should be directed to:

Development Services Department
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

Notice is required to be provided to property owners within 300 feet of the site (see back of this page) and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

REGULATORY INFORMATION

Zoning: VR – Village Residential

Comprehensive Plan Designation: Multi-family Residential

Consistent With Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency: Central Issaquah Development and Design Standards, Central Issaquah Plan, Comprehensive Plan (Online at: issaquahwa.gov/codes_and_plans)

CITY CONTACT INFORMATION

Project Planner: Amy Tarce, Senior Planner

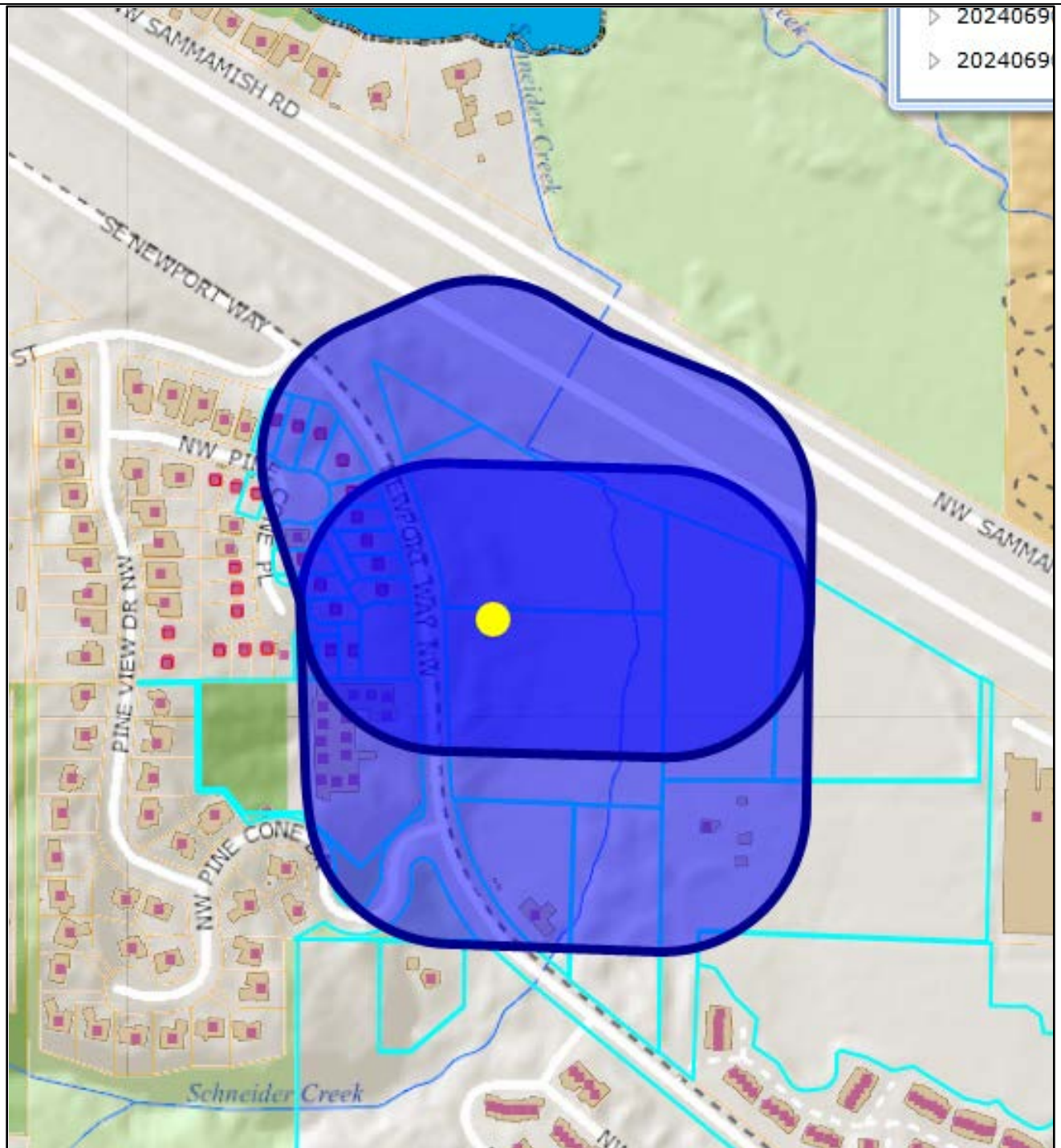
Phone Number: 425-837-3097

E-Mail: amyt@issaquahwa.gov

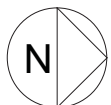
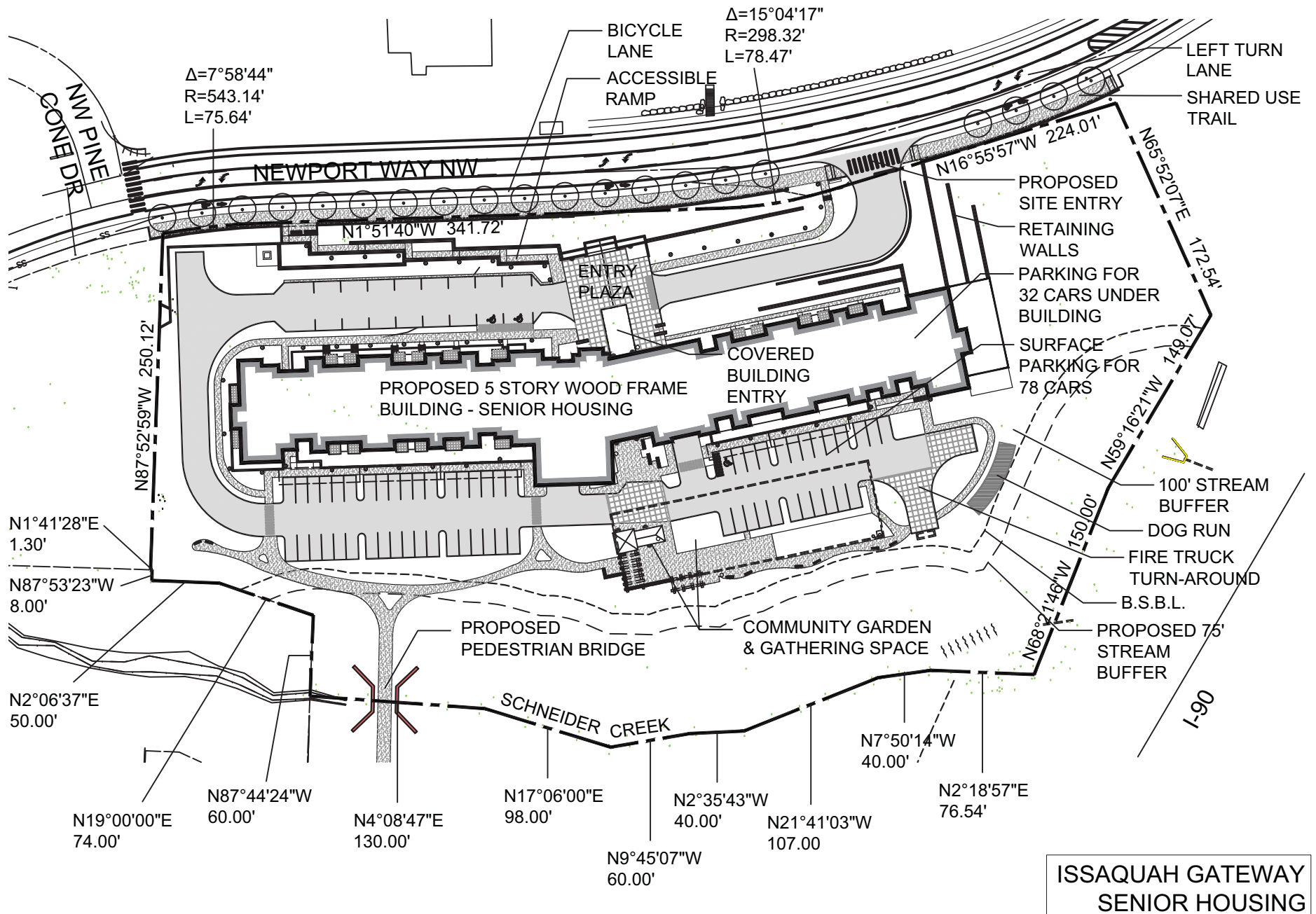
Development Services Department:

Phone Number: 425-837-3100

E-Mail: DSD@issaquahwa.gov

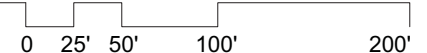


This map shows the extent of neighboring properties that received a mailed notice of the public hearing for the Gateway Senior Apartments, SDP15-00005



SITE PLAN

1" = 100'-0"



ATTACHMENT B, VICINITY MAP

NOTICE OF APPLICATION FOR GATEWAY SENIOR HOUSING, FILE NO. SDP15-00005

